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December 9, 2025

Laconia Planning Board
45 Beacon Street, East
Laconia, N.H. 03246

Re: Objection to Proposed Site Plan -- PB2026-021; 604 Endicott St N

Dear Planning Board:

Please accept these comments in reference to PB2026-021 for Tiki Plaza LLC and distribute to the Planning Board in advance of the December 16, 2025, public hearing. This firm represents Pine Hollow Campground, an abutter to Tiki Plaza.

While this plan is an improvement over their May 3, 2023 plan, it is not yet a complete plan that can be approved by the Planning Board. In particular, there are several requirements of all site plans that are not included in this plan nor have waivers been sought or obtained. This includes:

1. Pursuant to Section 6.1 (5) of the Laconia Site Plan Regulations, a property survey must included with the plan.
2. Pursuant to Section 6.4 of the Laconia Site Plan Regulations, an existing conditions plan must be submitted that shows:
 - (c) The location, layout and use of existing buildings¹ and structures on the site and on abutting properties;

¹ The use of existing buildings is relevant to the parking calculations. Assuming that 4000 square feet of building and 1000 square feet of deck is being used for is being used as an “eating and drinking place” then pursuant to the Laconia Zoning Ordinance, Tiki must show 50 regular parking spaces and 2 handicapped accessible parking spaces.

- (d) The location and layout of existing driveways, curb cuts, parking lot and loading areas, including the total number of parking spaces;
- ...
- (o) The type and location of existing outdoor lighting;
- ...
- (r) The location and type of existing property line monuments.

Unfortunately, none of these required elements appear on the proposed plan. There does not appear to be a separate existing conditions plan. The Planning Board cannot approve a plan without all of the required elements² or appropriate waivers.

While the enlarged retention pond is an improvement, the applicant does not appear to have appropriately accounted for all of the stormwater. Pine Hollow retained engineers from Meisner Brem who determined that Brown Engineering's "hydrologic model appears to underestimate the area of Route 3 flowing onto 604 Endicott St N. No additional area was added to the revised stormwater calculations to account for this flow from Route 3." I attach their report for your consideration. The Planning Board should not approve a plan that does not properly analyse and handle the water running from Route 3 over Tiki's property and onto Pine Hollow's property.

Furthermore, Meismer Brem points out that Brown's hydrologic report indicates that the entire area to the back of the existing building is gravel which likely exaggerates the pre-construction stormwater. See attached report.

Conclusion

Before approving any plan, the Planning Board must require Tiki to first submit an existing conditions plan, based on a boundary survey and depicting all use on the property, all boundary monuments, the required number of parking spaces for the approved uses and all other items required by the Laconia Site Plan Review Regulations. The Planning Board must also require Tiki to amend its stormwater analysis to confirm that the stormwater coming off of Route 3 does not merely pass over Tiki and onto Pine Hollow's property. Finally, the Planning Board must confirm that Tiki has adequate parking on its own property as Tiki's customers have a history of parking on Pine Hollow's property.

Very truly yours,



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² The Planning Board should not grant a waiver from showing a surveyed boundary line nor from showing all parking spaces and all uses on the site. Tiki must demonstrate that it is providing sufficient parking and is not utilizing Pine Hollow's property in order to meet its parking requirements.